

TECHNICAL NOTES

1. THIS PRESCRIPTIVE PLAN ADDRESSES ONLY SEISMIC STRENGTHENING WORK. ALTERNATIVE DESIGNS WILL BE CONSIDERED ON A CASE-BY-CASE BASIS. WORK DONE UNDER PERMIT PURSUANT TO THIS PRESCRIPTIVE PLAN DOES NOT LEGALIZE ANY PREVIOUS WORK DONE WITHOUT A PERMIT.
2. ALL EXISTING CONCRETE AND WOOD MATERIAL WHICH WILL BE PART OF THE STRENGTHENING WORK SHALL BE IN SOUND CONDITION AND FREE FROM DEFECTS WHICH WOULD SUBSTANTIALLY REDUCE THE CAPACITY OF THE MATERIAL. ANY SUBSTANDARD MATERIAL SHALL BE REPAIRED OR REPLACED TO MEET MINIMUM BUILDING CODE REQUIREMENTS.
3. NEW FOUNDATIONS SHALL MEET CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS.
4. NEW MUD SILL PLATES SHALL BE PRESSURE-TREATED DOUGLAS-FIR OR FOUNDATION-GRADE REDWOOD.
5. AN EXISTING SINGLE TOP PLATE MAY BE USED WHEN A 16 GA. METAL STRAP IS PROVIDED WITH 14 8d COMMON NAILS ON EACH SIDE OF THE JOINT.
6. IF SPLICES IN DOUBLE TOP PLATES DO NOT HAVE A MINIMUM 48" LAP, PROVIDE MINIMUM 4' STRAP AS ABOVE.
7. WHERE PLATE STRAPS OCCUR WITHIN A BRACED PANEL, THE STRAP SHALL BE PLACED OVER THE PLYWOOD AND THE PLYWOOD NAILS OMITTED WHERE THE STRAP IS INSTALLED.
8. NEW STEEL BOLTS SHALL CONFORM TO ASTM A307. EPOXY BOLTS AND EXPANSION BOLTS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH THE PROVISIONS OF AN APPROVED NATIONALLY RECOGNIZED TESTING AGENCY. NO THIRD PARTY SPECIAL INSPECTIONS ARE REQUIRED. EXPANSION BOLTS SHALL NOT BE USED WHEN THE INSTALLATION CAUSES CRACKING OF THE FOUNDATION WALL AT THE LOCATION OF THE BOLT.
9. ALL METAL CONNECTORS AND HARDWARE SHALL MEET AN APPROVED STANDARD FOR ITS INTENDED USE AND BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THESE STANDARDS. ALTERNATE DETAILS MAY BE APPROVED BY THE BUILDING OFFICIAL PROVIDED DETAILED INFORMATION AND CALCULATIONS ARE SUBMITTED AND APPROVED.
10. WHERE AN EXISTING CONTINUOUS RIM JOIST, END JOIST, OR SOLID BLOCKING BETWEEN JOISTS, DOES NOT EXIST ABOVE THE PERIMETER CRIPPLE WALL OR MUD SILL, NEW BLOCKING AND/OR SUPPLEMENTAL CONNECTIONS SHALL BE PROVIDED AND SUBJECT TO APPROVAL BY THE BUILDING OFFICIAL.
11. UNDERFLOOR VENTILATION SHALL BE MAINTAINED.
12. DUE TO THE CORROSIVE NATURE OF NEW PRESSURE TREATED WOOD USED AFTER 1-1-04 AND TO PREVENT PREMATURE FAILURE OF THE METAL HARDWARE, FASTENERS IN NEW PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED FASTENERS (MEETING ASTM A 153) AND CONNECTORS (ASTM A 653 CLASS G185 SHEET), OR BETTER.